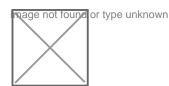


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

1029, 521 GATEWAY ROAD NE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



LocationAirdrie, Alberta

Listing ID: 20329

MLS ID: A2037118

\$18



- △ BOB SHEDDY
- (403) 324-2222
- CENTURY 21 POWERREALTY.CA
- **403-948-2121**

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1029, 521 Gateway Road NE, Airdrie , Alberta T4B 0J6

Transaction Type

For Lease

Days On Market

397

Lease Amount

18.00

Lease Frequency

Annually

Subdivision Gateway **Building Type**Condo Complex

Year Built

2022

Structure Type Mixed Use Property Type Commercial

Property Sub Type

Industrial

Legal Plan Building Area (Sq. Ft.)

1590.00

Building Area (Sq. M.)

147.71

Inclusions

2211804

None

Restrictions
None Known

Reports

Other Documents

New condo bay at 521 Gateway Road NE in Airdrie's Gateway Industrial District. For Lease main floor at \$18 per sq ft (1590 sq ft) ****** Mezzanine \$11 per sq ft (1000 sq ft) ****** Mezzanine \$11 per sq ft (1000 sq ft) ****** Mezz is connected to main floor so both must be rented together. Condo Fees: \$321.20 per month. Property tax \$232 per month (2023). Zoned DC 27 presents a variety of opportunities for all types of businesses including professional services, retail, daycare, office, automotive, recreational and entertainment facilities, restaurant, industrial and more. Excellent location close to many other businesses, lots of foot and car traffic. Quick drive to Veteran's Blvd and QEII Hwy will take you to CrossIron Mills Mall within 15 minutes or YYC International Airport in 20 minutes.

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